



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-03/04/2026-0152

202685000232

FILED

March 4, 2026

HUGH NGUYEN
CLERK - RECORDER

By *[Signature]*
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

SANTA ANA REZONE PROJECT

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 03/04/2026**
Posted 03/04/2026 Removed _____
Returned to agency on _____
DEPUTY 461

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

MAR 04 2026

Notice of Determination

HUGH NGUYEN, CLERK-RECORDER

Appendix D

BY: [Signature] DEPUTY

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 601 N Ross St. Santa Ana, CA 92701

From:
Public Agency: City of Santa Ana
Address: 20 Civic Center Plaza Santa Ana, CA 92701
Contact: Cesar Barrera
Phone: (714) 647-3387

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025121015

Project Title: Santa Ana Rezone Project

Project Applicant: City of Santa Ana, 20 Civic Center Plaza Santa Ana, CA 92701 (714) 647-3387

Project Location (include county): 1801 East Chestnut Avenue, City of Santa Ana, Orange County

Project Description:

The City would improve an existing unpaved overflow parking lot serving the Santa Ana Zoo with paving, marked parking spaces, and circulation lanes to enhance appearance and operational efficiency. The access road would be demolished and reconstructed as part of the parking lot improvements. The parking lot would include 250 parking stalls, including 200 standard stalls, 40 standard electric vehicle (EV) stalls, and 10 EV accessible stalls. All stalls would be accessible to zoo patrons when overflow +

This is to advise that the City of Santa Ana (Lead Agency or Responsible Agency) has approved the above

described project on 03/03/2026 and has made the following determinations regarding the above described project.

- 1. The project [] will [x] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [x] was not adopted for this project.
6. Findings [x] were [] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: Santa Ana City Hall at 20 Civic Center Plaza Santa Ana, CA 92701

Signature (Public Agency): [Signature] Title: Acting City Engineer

Date: 03/04/2026 Date Received for filing at OPR:

MAYOR
Valerie Amezcua
MAYOR PRO TEM
David Penalzo
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
Thai Viet Phan
Benjamin Vazquez



CITY MANAGER
Alvaro Nuñez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

CITY OF SANTA ANA

PUBLIC WORKS AGENCY

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

FILED

MAR 04 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

NOTICE OF DETERMINATION

TO: Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Santa Ana
Public Works Agency
20 Civic Center Plaza, M-43
Santa Ana, CA 92701

Orange County Clerk Recorder
P.O. Box 238
Santa Ana, CA 92702-0238

CONTACT: Cesar Barrera
Acting City Engineer
CBarrera@santa-ana.org

PHONE: (714) 647-3387

Subject: Filing Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Santa Ana Rezone Project

Application Nos: GPA No. 2025-01 and AA No. 2025-02

State Clearinghouse Number: 2025121015

Project Location: 1801 East Chestnut Avenue, City of Santa Ana, Orange County

Applicant: City of Santa Ana

Attention: Cesar Barrera, Deputy Public Works Director

Mailing Address: 20 Civic Center Plaza, Santa Ana, CA 92701

Phone: (714) 647-3387 **Email:** cbarrera@santa-ana.org

Project Description: The City would improve an existing unpaved overflow parking lot serving the Santa Ana Zoo with paving, marked parking spaces, and circulation lanes to enhance appearance and operational efficiency. The access road would be demolished and reconstructed as part of the parking lot improvements. The parking lot would include 250 parking stalls, including 200 standard stalls, 40 standard electric vehicle (EV) stalls, and 10 EV accessible stalls. All stalls would be accessible to zoo patrons when overflow parking is required. A solar panel shade structure would also be constructed above the EV parking stalls. A General Plan amendment from Open Space (OS) to General Commercial (GC), and a rezone from General Agriculture (A-1) to General Commercial (C-2) would be required.

On March 3, 2026, the City Council of the City of Santa Ana (Lead Agency) has:

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

David Penalzo
Mayor Pro Tem - Ward 6
dpenalzo@santa-ana.org

Thai Viet Phan
Ward 1
tphan@santa-ana.org

Benjamin Vazquez
Ward 2
bvazquez@santa-ana.org

Jessie Lopez
Ward 3
jessielopez@santa-ana.org

Phil Bacerra
Ward 4
pbacerra@santa-ana.org

Johnathan Ryan Hernandez
Ward 5
jryanhernandez@santa-ana.org

1. Certified the Final Initial Study/Mitigated Negative Declaration (IS/MND) (SCH No. 2025121015) for the Project; (2) adopted a Mitigation Monitoring and Reporting Program for the Project; and (3) approved the Project;
2. Adopted a resolution approving GPA No. 2025-01 to change the General Plan Land Use designation for the site from Open Space (OS) to General Commercial (GC).
3. Conducted a first reading and adopted an ordinance approving AA No. 2025-02 to change the zoning designation for the site from General Agriculture (A-1) to General Commercial (C-2).

This is to advise that the City of Santa Ana (Lead Agency) has approved the above-described project on March 3, 2026 and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Santa Ana.
3. Mitigation measures were made a condition of the approval of the Project.
4. A mitigation reporting or monitoring plan was adopted for this Project.
5. A Statement of Overriding Considerations was not adopted for this Project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final IS/MND with comments and responses and record of project approval, is available to the General Public at: City of Santa Ana, Public Works Agency, 20 Civic Center Plaza, M-43, Santa Ana, CA 92701.



Signature (Public Agency)

March 4, 2026

Date

Acting City Engineer

Title

FILED

Date received for filing:

Date received for filing at SCH (if applicable):

MAR 04 2026

Authority Cited: Sections 21083 and 21087, Public Resources Code.
Reference Sections 21000-21174, Public Resources Code.

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

State Clearinghouse: Please post for 40 days in accordance with Section 21152(c) of the California Environmental Quality Act.

